

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Lane County, Oregon

September 2013 Reporting Period

September Residential Highlights

September brought seasonal cooling to real estate activity in Lane County, but all measures were up over the comparable month in 2012. Pending sales, at 311, decreased 15.7% compared to August, but are 20.5% higher than September 2012. It was also the strongest September for pending sales since 2009, when there were 357. Closed sales (354) bested last September (303) by 16.8% but cooled from the 408 posted the previous month. Similarly, the 391 new listings decreased 33.8% from August's 591, but showed a 15.0% increase over the 340 new listings from September 2012.

Inventory increased slightly in September to 4.7 months.

Year-to-Date Summary

The 4,721 new listings represent a 16.0% increase over the 4,069 entered

in the first nine months of 2012. There have been 3,121 pending and 2,951 closed sales through September 2013, up 17.4% and 19.1%, respectively, from 2,658 pendings and 2,477 closed sales by September 2012.

Average and Median Sale Prices

The average price through September is \$228,000, up 13.7% from this time in 2012, when the average was \$200,600. In the same comparison, the median price increased 15.0% from \$176,500 last year to \$203,000 this year.

Inventory in Months*			
	2011	2012	2013
January	12.4	7.8	6.8
February	11.9	8.8	5.7
March	8.6	6.3	4.6
April	8.0	6.9	4.5
May	7.6	5.8	4.2
June	7.0	6.7	4.3
July	8.6	5.9	4.7
August	7.7	5.1	4.3
September	7.7	5.7	4.7
October	7.6	5.5	
November	8.2	6.0	
December	6.4	5.2	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

+11.4% (\$222,500 v. \$199,700)

Median Sale Price % Change:

+13.1 (\$198,000 v. \$175,000)

For further explanation of this measure, see the second footnote on page 3.

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

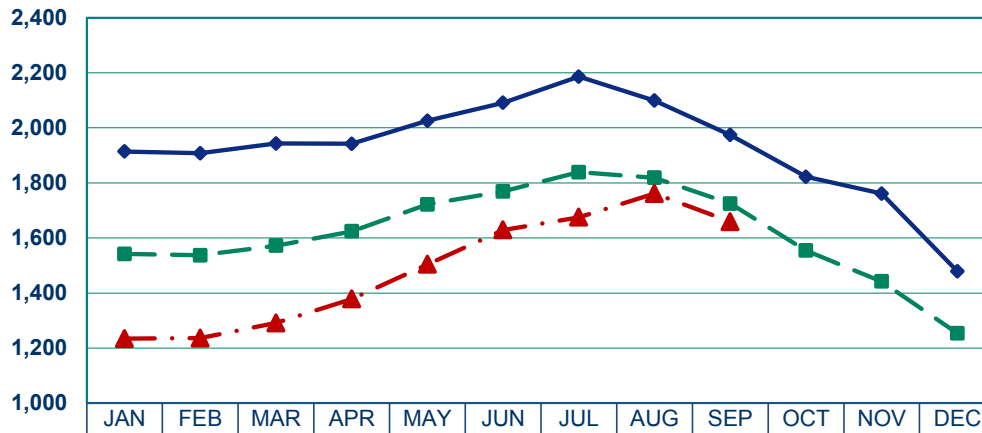
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2013	September	391	311	354	232,200	210,500	97
	August	591	369	408	229,300	215,000	83
	Year-to-date	4,721	3,121	2,951	228,000	203,000	103
2012	September	340	258	303	213,600	190,000	117
	Year-to-date	4,069	2,658	2,477	200,600	176,500	125
Change	September	15.0%	20.5%	16.8%	8.7%	10.8%	-17.0%
	Prev Mo 2013	-33.8%	-15.7%	-13.2%	1.3%	-2.1%	16.9%
	Year-to-date	16.0%	17.4%	19.1%	13.7%	15.0%	-17.2%

AREA REPORT • 9/2013

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	13	-	2	2	-	2	90,000	493	11	5	-28.6%	5	55,000	40,000	2.6%	-	-	5	24,700	-	-	
226	Florence Green Trees	30	1	3	2	-60.0%	3	103,000	80	45	28	21.7%	28	83,300	70,000	25.0%	-	-	3	49,500	-	-	
227	Florence Florentine	17	1	3	-	-100.0%	1	170,000	21	25	24	100.0%	27	157,200	149,000	-2.3%	-	-	-	-	-	-	
228	Florence Town	108	9	5	8	-42.9%	13	190,900	246	155	102	-1.0%	102	175,500	165,500	15.5%	3	167,300	10	63,600	4	210,000	
229	Florence Beach	42	5	5	4	33.3%	1	255,000	102	59	35	0.0%	33	200,200	175,000	-1.3%	-	-	12	41,300	-	-	
230	Florence North	47	1	4	6	100.0%	7	236,600	265	60	34	21.4%	31	206,200	180,000	9.8%	-	-	5	66,900	-	-	
231	Florence South/ Dunes City	55	6	5	5	25.0%	4	395,800	37	65	38	46.2%	31	278,200	257,500	30.1%	1	105,000	6	171,500	-	-	
238	Florence East/ Mapleton	50	7	6	4	300.0%	1	280,000	1,284	61	20	25.0%	17	177,400	134,900	-10.3%	-	-	4	46,500	-	-	
	Grand Total	362	30	33	31	-13.9%	32	216,100	245	481	286	14.4%	274	180,300	160,000	9.0%	4	151,700	45	65,600	4	210,000	
232	Hayden Bridge	42	6	2	10	0.0%	11	206,300	35	140	111	65.7%	103	215,600	210,000	14.8%	-	-	-	-	2	220,000	
233	McKenzie Valley	87	12	10	6	-33.3%	6	259,600	383	139	78	44.4%	72	280,400	267,500	17.5%	-	-	5	113,200	0	-	
234	Pleasant Hill/Oak	111	18	17	12	71.4%	15	239,000	168	214	100	-8.3%	103	218,700	190,000	8.8%	1	28,000	9	152,200	1	122,000	
235	South Lane Properties	209	30	17	25	4.2%	35	193,800	92	473	282	22.1%	273	189,100	171,000	4.2%	4	264,400	14	70,700	3	155,400	
236	West Lane Properties	102	18	12	20	42.9%	15	246,300	104	265	149	29.6%	133	219,900	191,000	11.8%	2	338,800	22	162,900	1	147,000	
237	Junction City	101	20	19	12	20.0%	19	214,000	141	217	108	11.3%	105	216,400	216,900	2.1%	2	374,500	10	175,600	4	164,300	
239	Thurston	87	37	8	23	0.0%	32	196,800	180	317	226	1.3%	217	191,800	180,000	11.8%	1	365,000	9	83,500	3	386,000	
240	Coburg I-5	18	7	5	2	100.0%	3	214,000	79	57	35	-7.9%	39	322,300	265,000	15.4%	-	-	2	405,000	0	-	
241	N Gilham	45	13	2	12	0.0%	13	282,200	35	164	129	15.2%	124	294,200	260,000	7.9%	-	-	3	162,100	5	227,300	
242	Ferry Street Bridge	74	20	15	25	-7.4%	35	296,400	62	325	268	16.0%	250	276,400	249,900	13.1%	1	1,170,000	4	66,300	5	260,300	
243	E Eugene	144	38	22	23	0.0%	27	339,500	60	417	257	26.0%	239	308,300	273,000	8.3%	3	585,000	17	142,900	13	727,000	
244	SW Eugene	202	57	21	34	30.8%	37	297,300	76	577	366	19.2%	340	298,700	270,000	15.3%	2	990,000	9	148,100	3	265,700	
245	WEugene	33	15	3	15	114.3%	13	177,500	83	135	103	43.1%	98	188,100	173,200	0.3%	3	302,100	-	-	8	448,400	
246	Danebo	148	34	14	38	58.3%	32	154,600	65	424	300	15.8%	280	149,600	160,000	8.6%	1	130,000	4	36,100	7	194,700	
247	River Road	36	5	2	6	0.0%	10	163,500	27	153	111	27.6%	108	180,800	175,000	16.1%	-	-	3	156,600	4	222,500	
248	Santa Clara	80	33	10	26	52.9%	22	218,900	80	321	242	15.8%	224	217,100	215,000	7.4%	-	-	4	46,000	10	208,100	
249	Springfield	108	23	14	19	18.8%	22	166,500	55	312	215	-0.9%	205	149,300	139,800	17.6%	4	213,700	3	39,000	9	166,600	
250	Mohawk Valley	32	5	6	3	50.0%	7	247,500	346	71	41	57.7%	38	266,300	268,700	24.5%	-	-	4	172,200	0	-	
	Grand Total	1,659	391	199	311	20.5%	354	232,200	97	4,721	3,121	17.4%	2,951	228,000	203,000	11.4%	24	403,100	122	130,700	78	321,800	

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

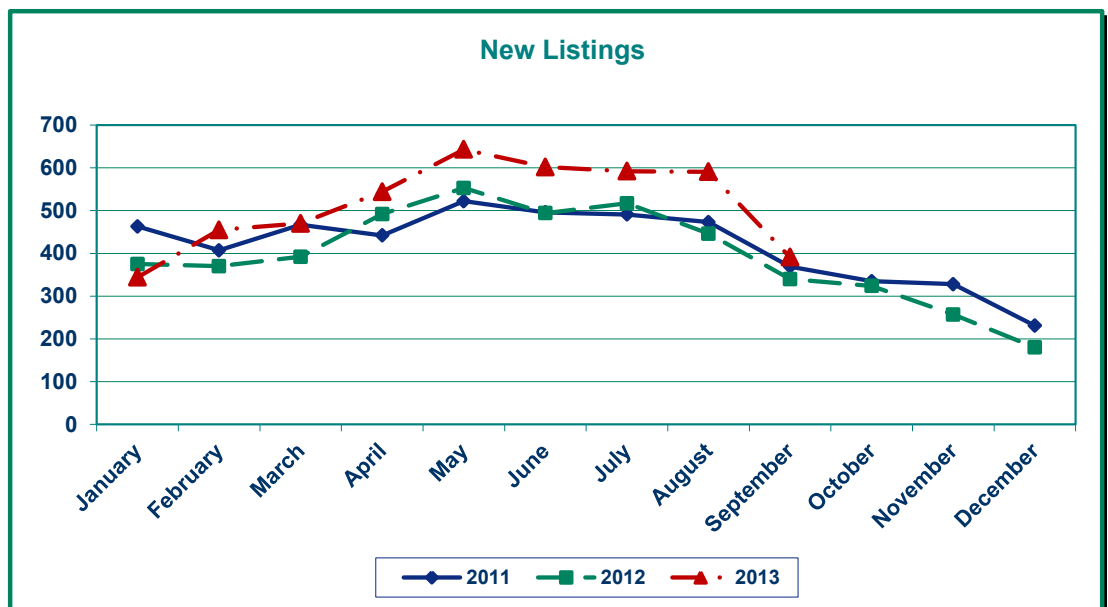
LANE COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.

NEW LISTINGS

LANE COUNTY, OR

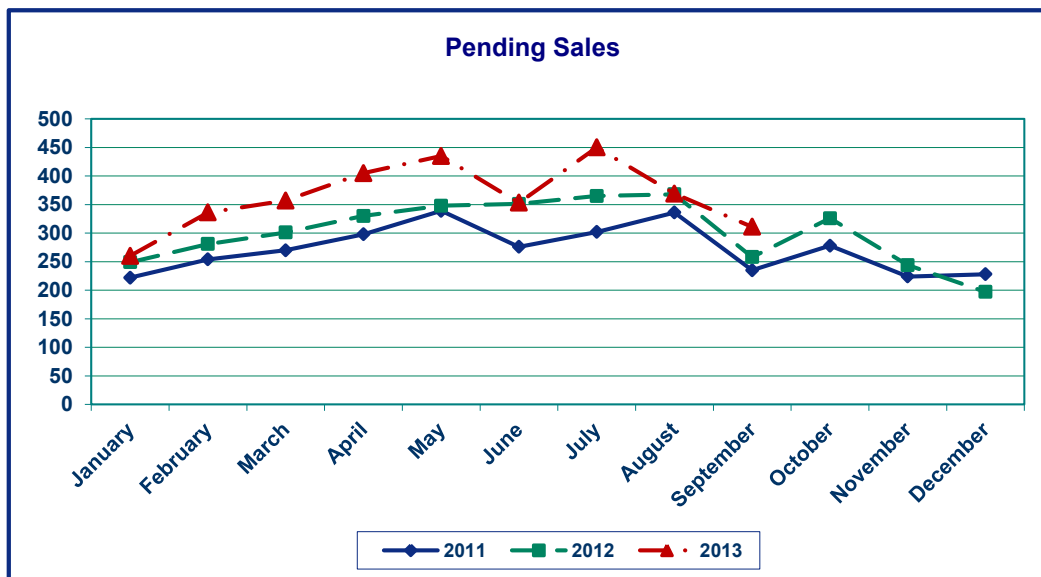
This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2013 with September 2012. The Year-To-Date section compares 2013 year-to-date statistics through September with 2012 year-to-date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/12-9/30/13) with 12 months before (10/1/11-9/30/12).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



PENDING LISTINGS

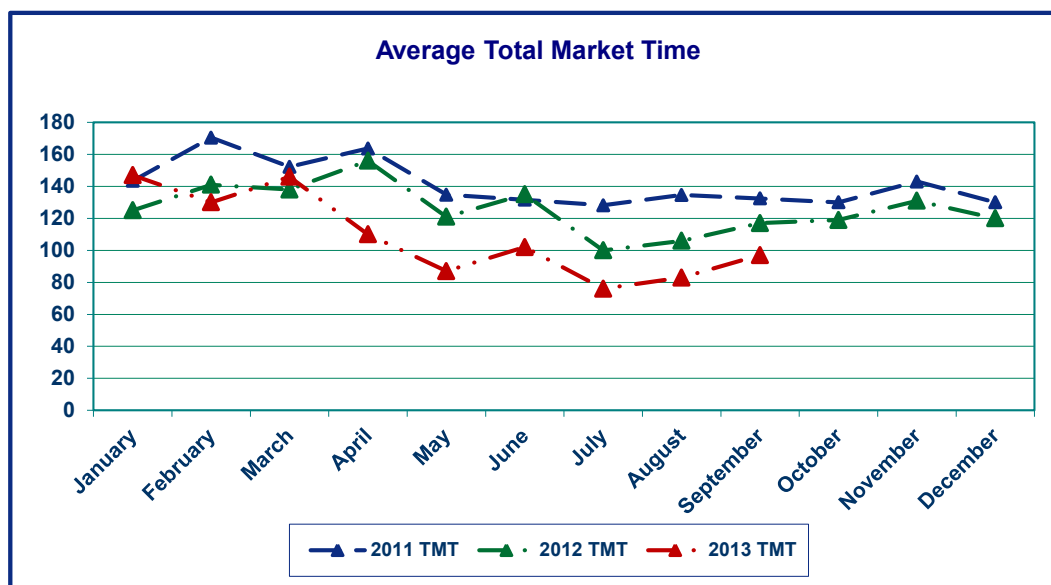
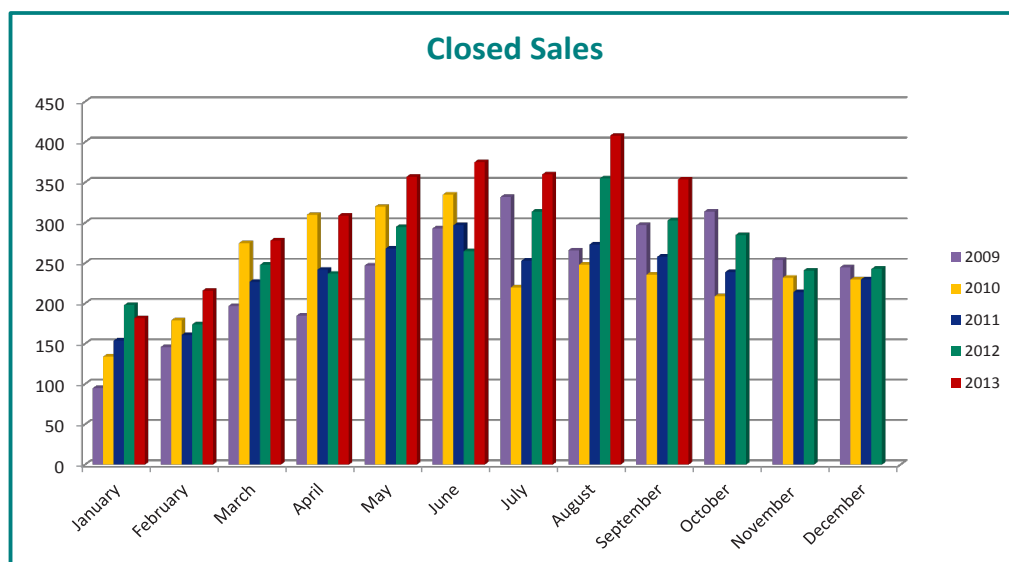
LANE COUNTY, OR

This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.

CLOSED SALES

LANE COUNTY, OR

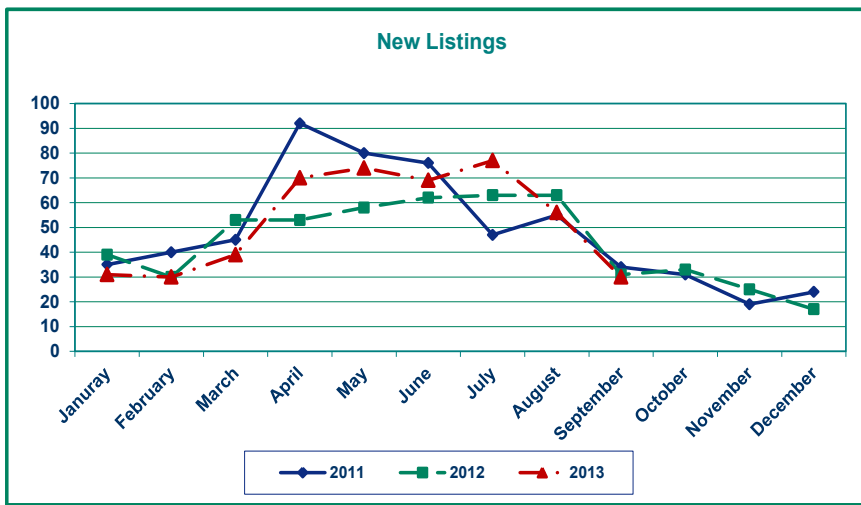
This graph shows the closed sales over the past five calendar years in Lane County, Oregon.



DAYS ON MARKET

LANE COUNTY, OR

This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.



NEW LISTINGS

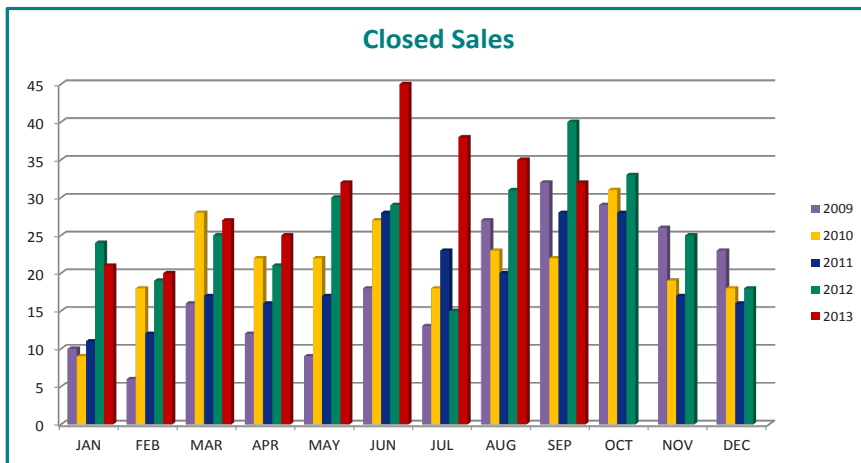
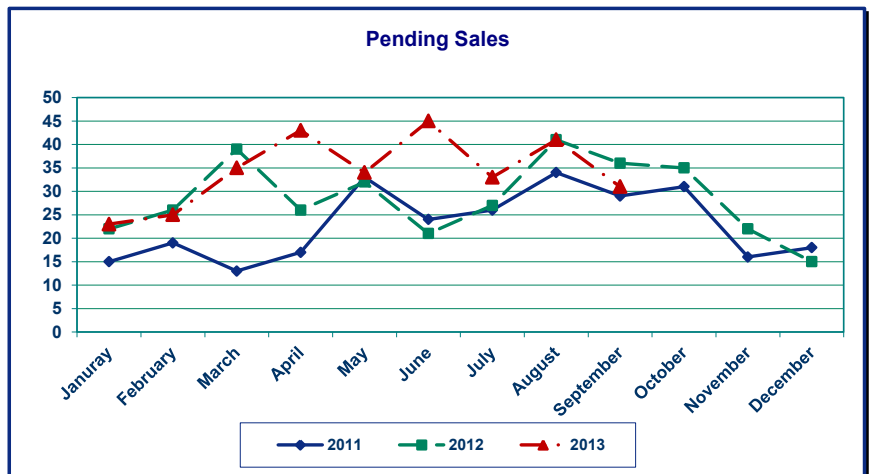
FLORENCE, OR

This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

FLORENCE, OR

This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.



CLOSED SALES

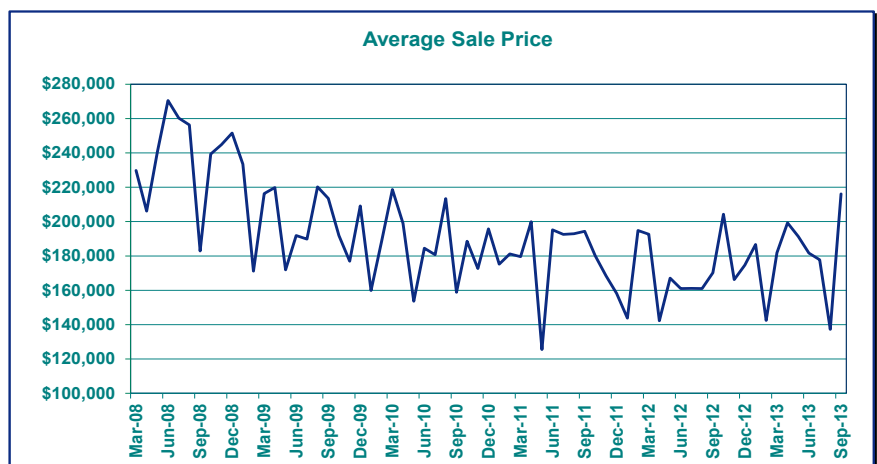
FLORENCE, OR

This graph shows the closed sales over the past five calendar years in Florence, Oregon.

AVERAGE SALE PRICE

FLORENCE, OR

This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.



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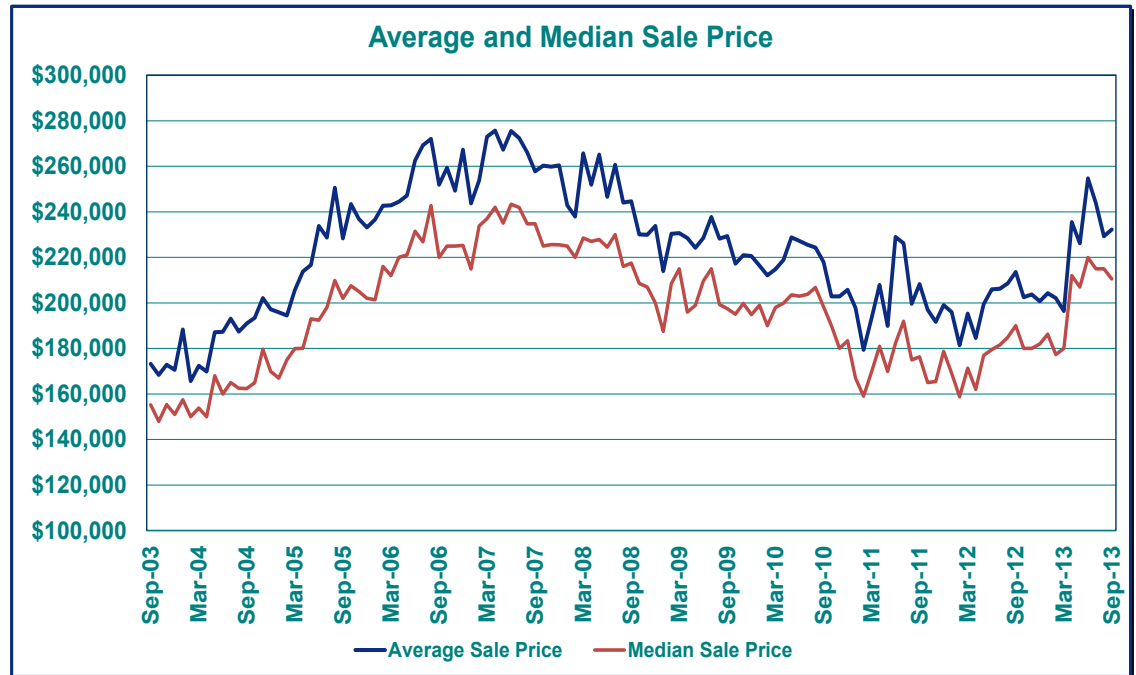
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SALE PRICE LANE COUNTY, OR

This graph represents the average and median sale price for all homes sold in Greater Lane County, Oregon.



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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